

REAL ESTATE SALES SHOW AN ADVANCE

Last Six Days Disclose an Increase Over Preceding Weeks This Month.

TWO BIG DEALS REPORTED

Saturday Half-Holiday Is Time When Many Transfers Are Negotiated.

A review of the realty activity of the last six days discloses a slight advance over the preceding week and places the third week of August in the first place in the record of transactions for the month. The brokers succeeded in closing 135 transactions, in which were comprised 210 lots and parcels of real estate during the past week.

Two sales involving a consideration of \$150,000 are reported as effected by Harry Warden during the week, but as the deeds did not pass, the transactions are not included in this review of the week's activities. The sales in question are of two apartments, known as the Northumberland and the Avondale, situated on the north side of the city. A gradual increase is noticed in the result of the efforts of the brokers during the month. The record for the third week of August showed 130 sales completed. In the second week 133 transfers were effected, and this week the brokers went last week's figure two better.

Many on Saturday.

Saturday's half holiday has the unique distinction of seeing more sales closed than on any other day of the week. There were twenty-six sales reported on the half day, exceeding by one deal the total shown on Tuesday, when twenty-five sales were closed. Wednesday ranked third, with twenty-three sales, and Thursday followed with twenty-two.

A three-cornered race for supremacy in the number of lots transferred during the past week was waged in the district, and the northwest, and came resulting in a dead heat for the first place. The two county districts tied for first place, and the northwest district, with fifty-four lots conveyed in the district, and fifty-three in the southeast.

In the northeast section twenty-five lots changed hands, and in the southwest two lots were sold in the southeast. There were two lots conveyed in southwest Washington.

Loan of \$125,000.

The largest financial transaction of the week was a loan of \$125,000 obtained by Harry Warden and Thomas P. Jones on a combination of five lots fronting about 100 feet on the north side of R street, just west of the Avenue of the Presidents. The money was advanced by the Swartzell, Rhoads & Hensley Company, and is payable in five years, with interest at 5 percent. It is understood that the money will be used in the construction of a large apartment building to be erected on the property.

Harry Warden increased his holdings of county lots during the week, by an extensive purchase in the Metropolitan View subdivision. The property is close to the city, and is being sold extensively improved by Harry Warden and other builders. There are five large lots included in the purchase, for which the consideration is given as \$100,000. The title to the land was in the hands of the Washington Loan and Trust Company as trustee.

Among the business properties conveyed during the past six days were premises 617 Louisiana avenue northwest, and Nos. 12 and 15 E street northwest. The former was purchased by Herman Schmitt and the latter by W. H. Hamner. The consideration, stated in the deeds was nominal.

Four More Houses.

William H. Walker and Oliver H. P. Johnson, who are to build a new annex for the Navy Department, took title this week to four more houses which will be included in the site of the building. The recent acquisitions are 1730 and 1732 New York avenue and 1724 and 1725 E street northwest.

The advance in the loan market was more pronounced this week than in the preceding six days. A healthy condition of the market is also shown by a further decline in the rate of interest, which averages one point below that in the previous week, which had shown a similar drop from the average rate of preceding weeks.

The exact figures in the loan market this week were \$229,968.45. This sum was borrowed on the security of 5.5 percent, at an average interest rate of 5.5 percent.

Straitened loans returned to the lead of the market this week, showing a total of \$249,845. The sum of all the notes was borrowed on the security of 5.5 percent, at an average interest rate of 5.5 percent.

The output of the building associations reached \$14,760.

Only a slight margin separated the county and northwest in the aggregate of loans made in these sections. The former had a total of \$229,968.45, while the northwest was \$229,968.45. The extent of \$229,968.45. The result of loans in the other districts was: Northeast \$21,000, southwest \$19,500, and southeast \$4,760.

Transactions Closed By Gardiner & Dent

The three-story colonial brick residence at 1524 Fourteenth street northwest, owned by Lena Haden, has been sold to Mrs. Eliza J. Wain, for \$12,000. The building has a frontage of twenty feet on Fourteenth street, and a depth of 100 feet. It contains six bedrooms, a bath, and a large front porch. The property is situated in a desirable location, and is well improved.

For Dr. W. B. Hootnagle, the two-story brick residence at 761 Newton street northwest, for \$1,500.

For H. S. King, the two-story brick residence at 200-202 Third street northwest, for \$1,000.

For H. S. King, the residence at 121 Heckman street southeast, for \$3,500.

For Peter Chabon, the three-story brick residence at 1218 Riggs place, for \$1,200.

For Dr. W. B. Hootnagle, the two-story brick residence at 761 Newton street northwest, for \$1,500.

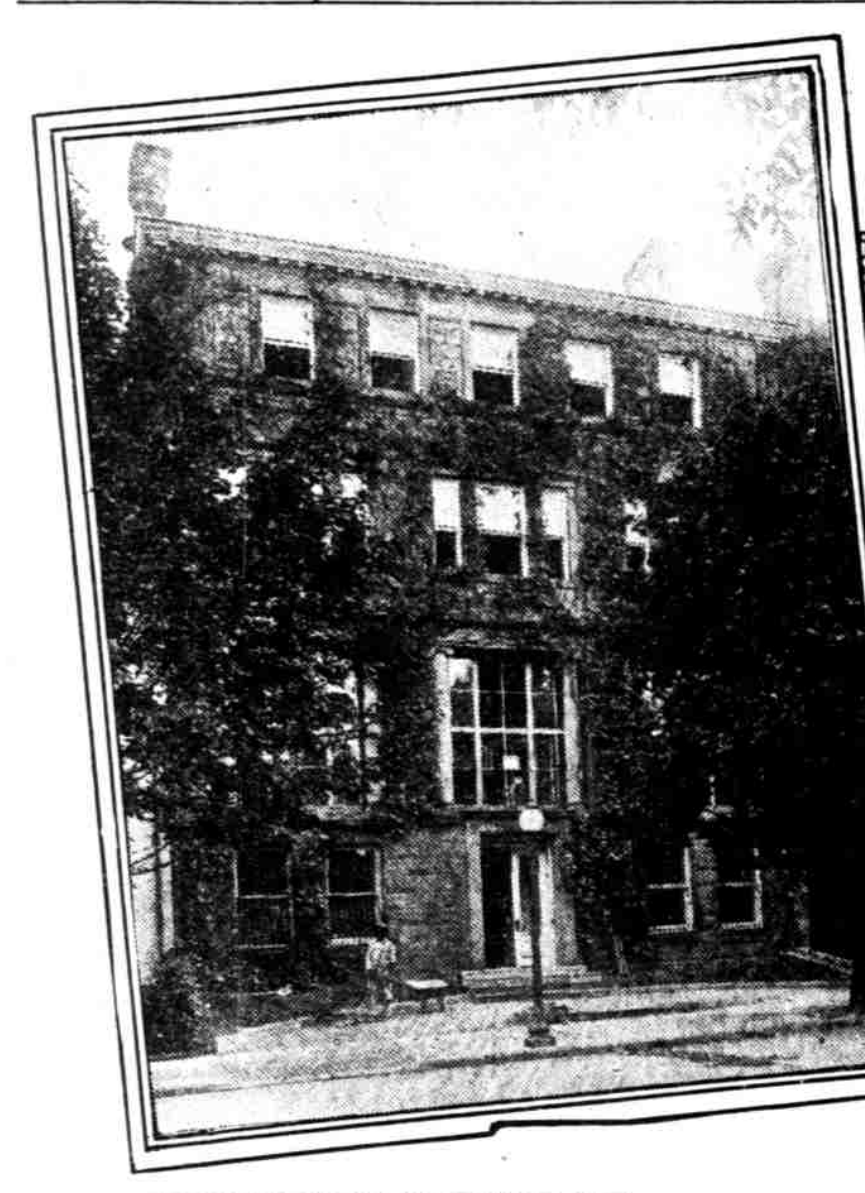
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Residences Bring \$14,000.

The sale of four six-room and two colonial residences at 90-914 Third street northeast, for C. H. Hammer, for investment purposes, was made by the real estate firm of Goldberg-Moran this week. The consideration was about \$14,000.

Recent Changes in the Real Estate Map of the National Capital



NEW HOME OF THE COMMERCIAL CLUB.

District Realty Transfers

Northwest.

1728 New York avenue northwest—Anna Flanagan to William H. Walker and Oliver H. P. Johnson, lot 2, square 17, block 10.

617 Louisiana avenue northwest—Richard S. Hill, trustee, to Joseph H. Stein, part original lot 2, square 48, block 10.

112-114 E street northwest—Margaret L. Crawford to Bernard C. Grant, lot 2, square 92, block 10.

Second street northeast, between East Capitol and A streets—Emily L. Soderstrom to J. H. Smith, lot 1, square 10, block 10.

201 Eleventh street northeast—Joseph P. Smith to Andrew Wilson, trustee, for Stanton R. Northrup, part lot 1, square 24, block 10.

112-114 E street northeast—Margaret L. Crawford to Bernard C. Grant, lot 2, square 92, block 10.

Third street northeast, between East Capitol and A streets—Herman H. Hovenden and A. H. Sylvester to J. and Jeannette Martin, lot 4, square 70, block 10.

124 Eleventh street northeast—Robert Clark to Edgar V. Powers, lot 2, square 125, block 10.

1728 New York avenue northwest—Joseph J. Barrington et al., trustees, to William H. Walker and Oliver H. P. Johnson, east half original lot 2, square 17, block 10.

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Southeast.

Hall and I streets southeast—Charles Jones et al., to Thirt, Building Company, original lot 1, square 85, block 10.

124 Kentucky avenue southeast—John S. Senter et al., to Gabrielle C. Berkeley, lot 1, square 102, block 10.

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Near-Urban.

Dodkins Addition—William C. Allard et al., to Rita P. Fox, lot 1, square 24, block 10.

Mount Pleasant—Charles H. Arns et al., to Stephen P. Casady, lot 1, square 12, block 10.

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Commercial Club in New Quarters Today

The Commercial Club, now one of the city's most influential organizations, today is in new quarters. The old building, facing Lafayette Square, the scene of the club's birth and rapid growth, has been deserted, and new and more pretentious quarters at 124 E street northwest are occupied. The transfer of the property took place today. The new building, however, has been in the E street building for some weeks.

A new addition to the club's new home, in the rear, is progressing rapidly. When this is completed, the new building will be one of the best of its kind in the city. It contains nine bedrooms, each with a private bath, dining room, card room, library, and bar.

company, Inc., to Francis T. Fowler, lot 1, square 10, block 10.

124 Kentucky avenue southeast—John S. Senter et al., to Gabrielle C. Berkeley, lot 1, square 102, block 10.

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Building Permits Issued This Week

The office of Morris Hacker, District Building Inspector, issued the following permits for building and repairs during the week:

To H. D. Woodson, to erect two two-story frame dwellings at 509-511 Fitch place, estimated to cost \$2,000.

To Howe Titch, to make alterations and repairs at 111-113 New York avenue northwest, estimated to cost \$3,000.

To J. E. Mitchell, to enlarge basement, entrance door, to change partitions, enlarge area, and make other changes and repairs at 125 E street northwest, estimated to cost \$1,500.

To Mrs. N. J. Wagner, to repair porch, no enlargement, change two doors to windows and one window to door, the floor, at 129 Thirtieth street northwest, estimated to cost \$250.

To Eliza Aiken estate, to replace roof and plaster ceilings and repair furnace, tin roof, at 202 Fifteenth street northwest, estimated to cost \$200.

To Ontario Apartment House, to construct stairs from basement to first floor on Ontario road near Fourteenth street northwest, estimated to cost \$1,000.

To Thomas A. Jamieson, to erect four two-story brick dwellings at 611-617 F street northwest, estimated to cost \$12,000.

To W. E. Treynor, to replace front wall, raise roof, wooden structure to be replaced by brick, at 249 Indiana avenue northwest, estimated to cost \$1,000.

To M. April, to erect two-story brick addition at 121 Fifth street northwest, estimated to cost \$1,000.

To J. H. Thompson, to erect two two-story brick dwellings at 202 and 204 H street northwest, estimated to cost \$2,000.

To M. Goldenberg, to remove front, install new front show windows, new second floor, and make other repairs, estimated to cost \$2,000.

To M. A. Leese, to erect one two-story brick structure at 710 Eleventh street northwest, estimated to cost \$6,750.

To Mr. Jacob, to install reinforced concrete floor, remove section of wall at 126 Four-and-a-half street northwest, estimated to cost \$200.

To William Pain, to erect one two-story frame dwelling at 1251 Thirtieth street northwest, estimated to cost \$1,000.

To T. E. Brumfield, to erect nine two-story brick dwellings at 202 and 204 H street northwest, estimated to cost \$4,000.

To James D. Donnelly, to take out half-story porch, erect two-story porch, partition, build new brick wall in cellar, new brick addition in rear, new show windows, estimated to cost \$2,000.

To C. H. Wills, to erect one two-story brick structure at 200 McKinley street northwest, estimated to cost \$2,000.

To E. H. McCarthy, to excavate for porch at 129 G street northwest, estimated to cost \$200.

To W. Lawrence estate, to rebuild show windows, new stairs, repair porch, new tin roof, at 109-111 Fourteenth street northwest, estimated to cost \$1,000.

To Nathan Crumshaw, to erect one two-story brick dwelling at 145 Seventh street northwest, estimated to cost \$2,000.

To C. E. Tibbly, to erect two-story brick dwelling at 125 Twenty-eighth street northwest, estimated to cost \$2,000.

To A. H. Holden, to install heating plant at 125 Twenty-eighth street northwest, estimated to cost \$2,000.

CLEARING SITE IN THIRTEENTH STREET

Mystery Still Surrounds Purpose to Which F and G Street Lots Will Be Put.

Exactly what type of a building or buildings will occupy the site in Thirteenth street northwest, between F and G streets, on the east side, and which now is being cleared, continues to remain a secret.

While work of demolishing the old structures which have occupied the site for so many years, have been in progress several days, and while many inquiries have been made of the realty brokers—the F. H. Smith Co., in charge of the work, as much secrecy as ever surrounds the entire proposition.

The property is owned by a syndicate which holds the property, in having the buildings razed. If no tenants desiring a different type of building appear, it is believed that the site will be cleared, the company will not state. It all depends upon the type of structure, would-be lessee desires, it is explained.

The Smith company, it is said, is merely carrying out the orders of the syndicate which holds the property, in having the buildings razed. If no tenants desiring a different type of building appear, it is believed that the site will be cleared, the company will not state. It all depends upon the type of structure, would-be lessee desires, it is explained.

CONTRACTORS HAVE GOOD BUILDING WEEK

Building in the District during the week just ending assumed large proportions, according to reports of architects and contractors. Not only has the number of building permits and permits for repairs issued by Building Inspector increased, but the work started upon weeks ago advanced rapidly.

The ideal weather of the week assisted the contractors in their work. Only because Saturday is generally considered a day of rest in the District, did many of the builders fail to get in a full six days.

To the workmen on the new residence for T. A. Wickersham, manager of the Walsh estate, at Calvert street and F street, the contractors are believed to believe that the structure will be unique in design, both exterior and interior. A description of it has appeared in The Times.

During the following buildings: Residence in LeRoy place, T. J. D. Fuller, architect, John H. Noyes, builder, estimated to cost \$15,000.

To S. H. Robbins, to build rear addition to theater at 342 Georgia avenue northwest, estimated to cost \$1,000.

To G. P. Hales, to erect one two-story frame dwelling at 391 Ingham street northwest, estimated to cost \$1,000.

To J. W. Cheney, to erect one two-story frame dwelling at 230 Carlton street northeast, estimated to cost \$1,000.

To Albert Apartment Company, to erect one four-story and cellar brick apartment at 115 V street northwest, estimated to cost \$15,000.

To W. H. T. Thompson, to erect two two-story brick dwellings at 202 and 204 H street northwest, estimated to cost \$2,000.

To M. Goldenberg, to remove front, install new front show windows, new second floor, and make other repairs, estimated to cost \$2,000.

To M. A. Leese, to erect one two-story brick structure at 710 Eleventh street northwest, estimated to cost \$6,750.

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To William Pain, to erect one two-story frame dwelling at 1251 Thirtieth street northwest, estimated to cost \$1,000.

To T. E. Brumfield, to erect nine two-story brick dwellings at 202 and 204 H street northwest, estimated to cost \$4,000.

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To A. H. Holden, to install heating plant at 125 Twenty-eighth street northwest, estimated to cost \$2,000.

BIG APARTMENTS FIGURE IN DEAL

The Northumberland and Avondale Sold to West Virginia Capitalist.

Negotiations were closed during the week for the transfer of the Northumberland and the Avondale apartment houses, representing one of the largest real estate transactions of the year. The two properties are valued at \$150,000.

Exactly what was paid for them is not known, neither is the name of the new owner. It is known, however, that they were bought as investments. It is understood that the purchaser is a West Virginia capitalist.

The Northumberland, at New Hampshire avenue and V street, overlooking the Avenue of the Presidents, is one of the best-known apartment houses in the city. It was erected five years ago, and occupies a lot facing 110 feet on New Hampshire avenue and seventy-five feet on V street. It is seven stories high, and contains seventy apartments of three, four and five rooms each. It is valued at \$125,000.

The Avondale is on the south side of P street, between Seventeenth and Eighteenth streets, and is a new building of completion. It is five stories high, and contains forty apartments. The building fronts ninety-three feet on P street, and has a depth of 124 feet. It will be at least two months before it is ready for occupancy. It is valued at \$25,000.

The sale of the properties was made by the real estate firm of Norman & Robinson, with the co-operation of the sales department of Harry Warden.

H Street Property Brings \$6.25 a Foot

Property in H street northwest, between Sixth and Seventh streets, brought \$6.25 a foot during the week, which is a high mark for real estate in that section.

The property at 623-625 H street was sold by the Goldenberg-Moran Company for Mrs. Jennie G. Graham, for a price of \$125,000.

The property consists of a large building located on the H street side, now occupied by the Goldenberg-Moran Company, and a pattern maker, together with five brick buildings in the rear. For the past several years, the property has been managed by the firm of Ernest Hall Coolidge, a real estate man formerly with Wagstaff & White, in the future to be connected with the firm of Harry V. Boule & Co.

Both Mr. Sessford and Mr. Coolidge have been conspicuous in recent Washington real estate market for some years.

New Additions to Real Estate Firm

The announcement is made that Charles E. Sessford, for several years a title expert connected with the American Security and Trust Company, and Ernest Hall Coolidge, a real estate man formerly with Wagstaff & White, in the future to be connected with the firm of Harry V. Boule & Co.

Both Mr. Sessford and Mr. Coolidge have been conspicuous in recent Washington real estate market for some years.

Begin Park Work On September 1

September 1 will mark the beginning of the work of razing all the buildings in the two squares recently acquired by the Government for the completion of the park which fronts the Union Station. The last of the leaves of the buildings on the proposed site expires August 31. The Hugh H. Phillips Company, of Langdon, which was awarded the contract for clearing the site, will take up its work immediately after that date.

Spans in Bridge Will Be Reduced

To reduce the cost of construction of the Q street bridge over Rock creek, the number of spans to the bridge will be five instead of seven, as originally contemplated. There is but \$10,000 available for this work. A seven-span bridge would cost \$29,925.50, as this was the lowest bid received when bids were asked for some weeks ago.

New bids will be asked for some time in September.

Another New Row Nos. 117-119-121 3d St. N. E.

Only One Left

Only a Few Minutes' Walk to Capitol, Senate and House Office Buildings and Union Station.

They contain six large rooms; tile bath; hardwood finish; hardwood floor; gas and electric lights; hot-water heat; large porches, front and rear; deep lots to paved alley; room for garage. See them today. These houses will sell quickly. Terms arranged.

H. R. Howenstein Co.
1314 F ST. N.W. & 7th AND H STS. N.E.

You Cannot Buy Another Home For \$3,400

In a Strictly White Neighborhood

Just bear this fact in mind—it is of utmost importance—insures the future valuation of your home. A section of all new homes—two car lines handy.

SMALL CASH PAYMENT AND \$29 PER MONTH

All modern conveniences. Beautifully terraced lawns; press brick fronts; 3 fine bedrooms; plenty of closets; front and rear porches; handsome lighting fixtures; windows in every room; perfect heating system.

Located at 1st and You Sts.
Sample House 1913 1st St.

TO INSPECT—Take a North Capital road east marked "Broadland" for North Capital and V streets. GET OFF AT "V" STREET AND WALK EAST ON V STREET TO 1913 1st St. or phone Main 1913 during office hours.

HARRY WARDMAN
1430 K Street N. W.
WARDMAN BUILDING

